Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

&	\$750,000
	&

Median sale price

Median price	\$872,000	Pro	perty Type	House		Suburb	Langwarrin
Period - From	01/07/2024	to	30/06/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	31 Panoramic Dr LANGWARRIN 3910	\$735,250	15/07/2025
2	63 Jarman Dr LANGWARRIN 3910	\$791,000	31/05/2025
3	76 Southgateway LANGWARRIN 3910	\$790,000	12/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/10/2025 13:53









Rooms: 4

Property Type: House (Res) Land Size: 671 sqm approx

Agent Comments

Indicative Selling Price \$735,000 - \$750,000 **Median House Price** Year ending June 2025: \$872,000

Comparable Properties



31 Panoramic Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

Price: \$735,250 Method: Private Sale Date: 15/07/2025 Property Type: House

Land Size: 285 sqm approx

63 Jarman Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

Price: \$791,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res) Land Size: 570 sqm approx



76 Southgateway LANGWARRIN 3910 (REI/VG)

Price: \$790,000 Method: Private Sale Date: 12/04/2025 Property Type: House Land Size: 650 sqm approx

Agent Comments

Account - Fosterfroling Real Estate | P: 03 9781 3366





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